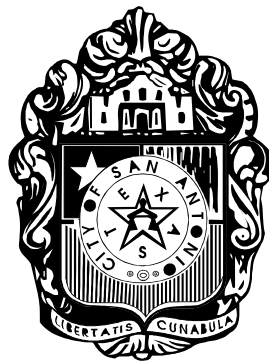


**CITY OF SAN ANTONIO, TEXAS**  
**Housing and Neighborhood Services Department**



**Ridge Stone**  
**Tax Increment Reinvestment Zone Twenty-Two**  
**Final Finance Plan**

**Participation Levels of City (90%), and Bexar County**  
**(50% of Operation and Maintenance portion of tax rate)**

**March 1, 2007**

## **Ridge Stone Subdivision Tax Increment Reinvestment Zone – Plan of Finance**

### **Introduction**

The proposed Ridge Stone Tax Increment Reinvestment Zone is located in the southwest section of the City of San Antonio, east of Loop 410 and south of Medina Base Road. The development is in the Southwest Independent School District and encompasses approximately 40.587 acres. The 2004 base value is \$1,399,600, which projects an increase in the total taxable value of \$22,953,960 and a captured taxable value of \$19,656,140 net of exemptions and adjustments. The project includes the construction of 234 single-family homes with an average sales price of \$95,000. The total public infrastructure capital cost is estimated at \$3,794,160\*. The Developer is Bigfish on Five, L.P. who has experience in the development and construction of such projects. Performance and payment bonds will be provided in connection with public infrastructure improvements associated with the project. The life of the Tax Increment Reinvestment Zone (TIRZ) is projected to be 19.80 years with the TIRZ being in existence through fiscal year 2024.

### **Non-Compliance with Universal Design Requirements**

TIRZ creation and contribution to the payment of public infrastructure improvements requires the development to comply with the City's Universal Design requirements (UD), located in the City Code, Chapter 6, Article XII. According to a compromise agreement reached with the Developer, 143 units in Phase 1, 2A, and 2B do not comply with UD, but only thirty-one (31) non-compliant units will be deducted from the total taxable value, resulting in the reduction of the projected captured value by \$1,606,900 in tax year 2005 and \$3,297,820 in tax year 2006 through 2023. The tax collections attributable to the reduced captured value is estimated to be \$21,892 annually, which will not be deposited to the TIRZ fund but will instead be retained by the Participating Taxing Entities (the City and Bexar County). The remaining 91 units in Phase 2C and 3 shall comply with the Universal Design requirements. If it is discovered that any units in Phase 2C and 3 do not comply, those non-compliant units will also be deducted from the total taxable value.

### **Public Infrastructure**

The public infrastructure improvements and related capital costs include site work, streets, drainage/retention, water, sewer, street lights, street signs, electrical, platting/zoning fees, storm water pollution prevention, park fee, drainage fees, off site drainage, sewer/water impact fees, Medina Base Road improvements, engineering/surveying expenses, geo-technical, phase one environmental, contingency, construction management, legal and formation fees. The capital cost is estimated at \$3,794,160\*.

\* Total Infrastructure includes Medina Base Road and Park Improvements.

## **Plan of Finance**

The 2004 base value of the TIRZ is \$1,399,600. Construction of 234 single-family homes will be taxed to produce a combined TIF revenue specified on Page 7 of the Plan of Finance to pay for the capital costs. The public and private improvements commence in tax year 2005 with collections commencing in tax year 2005 (fiscal year 2006). However, the effect of removing values associated with the 31 Universal Design non-complaint lots from the aggregate captured appraised value of the project is that no positive value was captured in tax year 2005 and no revenues will be due to the TIRZ fund until sufficient future construction allows for a positive value. The removal of these accounts resulted in a negative captured value of \$1,606,900 for Tax Year 2005. Estimated Captured values grow from \$4,266,140 in tax year 2006 to \$19,656,140 in tax year 2007 through 2023 net of exemptions.

The taxing jurisdictions and tax rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.520686 and Bexar County at \$0.143151. This produces annual revenues of \$48,989 in fiscal year 2007, \$127,222 each fiscal year from 2008 through fiscal year 2024. A reserve in the amount of \$44,147.94 for each fiscal year from 2008 through fiscal year 2024 will be set aside for Medina Base Road and Park Improvements. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the Developer and reimbursed over time from revenues produced by the TIRZ, except for the revenue set aside for the Medina Base Road improvements. These funds will be utilized by the City to finance those improvements. In addition to the capital costs, other costs to be reimbursed from TIRZ revenues include the City's Financial Advisor and certain City of San Antonio and/or Administrator fees. Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i) to reimburse eligible startup Administrative Costs incurred by each Participating Taxing Entity, except that if there are insufficient funds for the full reimbursement of Administrative Costs to each Participating Taxing Entity, then the Administrative Costs of each Participating Taxing Entity shall be reimbursed on a pro rata basis based on each taxing entity's level of participation in the Zone; (ii) to pay all other ongoing Administrative Costs to the City and County for administering the Tax Increment Fund and/or the Zone, except that if there are insufficient funds for the full reimbursement of ongoing Administrative Costs to the City and County, then the ongoing Administrative Costs of the City and County shall be reimbursed on a pro rata basis based on each taxing entity's level of participation in the Zone; (iii) to reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and associated costs as described in the Development Agreement; (iv) Medina Base Road Improvement Reserve; and (v) to reimburse the Developer for public improvements, including financing costs, as provided in the Development Agreement and in the Project Plan to the extent that funds in the Tax Increment Fund are available for this purpose.

\* Total Infrastructure includes Medina Base Road and Park Improvements.

The proposed Developer's capital cost for public infrastructure improvements is \$3,794,160\*. Revenues from the TIRZ are used to reimburse this amount plus financing costs if any on the unpaid balance at a rate of 4.54%. It is projected that the Developer would not receive any payments until fiscal year 2007. The earliest projected payoff of the capital cost would occur in fiscal year 2024 and includes an estimated Developer contribution of \$2,556,384.

The TIRZ collections for this project shall not extend beyond September 30, 2024 and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

TABLE – TIRZ Contributions		
Participating Taxing Entities	Maximum Dollar Contribution	Maximum Length of Contribution
City of San Antonio	\$ 3,739,938	September 30, 2024
Bexar County	\$ 1,028,209	September 30, 2024
<b>Total Contribution to the TIRZ Fund</b>	<b>\$ 4,768,147</b>	

### **Limited Obligation of the City or Participating Governmental Entities**

The City and Participating Governmental Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the Developer have not been fully paid. The TIRZ collections for this project shall not extend beyond September 30, 2024, and may be terminated prior to September 30, 2024, upon payment of public improvements capital costs incurred by the Developer totaling \$3,794,160\* or for the failure of the Developer to perform. The City may elect to terminate a TIRZ if 50% of the housing and/or commercial construction projected for years 1, 2, and 3 from date the TIRZ is created is not complete. Only housing and/or commercial components count towards completion of the construction schedule, infrastructure construction does not. Furthermore, any default of the terms contained in the Interlocal and/or Development Agreements that is not cured within the timeframe contained in the Interlocal and/or Development Agreements may also result in Zone Termination.

Any costs incurred by the Developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the Developer shall be paid solely from the TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, the Participating Governmental Entities, any political corporation, subdivision, or agency of the State.

\* Total Infrastructure includes Medina Base Road and Park Improvements.

### **Developer's Risk**

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the Developer. Neither the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event that the project fails, is abandoned by the Developer or for any reason is not completed, the City shall have the right to terminate the TIRZ and any funds remaining in the TIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entity's participation level.

### **Compliance**

The Developer shall comply with all federal, state and local laws, rules and regulations including the 2004 TIF Guidelines.

### **Reporting**

The Developer shall submit a project status report and financial report on a quarterly basis (January 15<sup>th</sup>, April 15<sup>th</sup>, July 15<sup>th</sup> and October 15<sup>th</sup>) to the City.

### **Inspection**

The City, Participating Governmental Entities, or Administrator shall have the right to inspect the project site or sites and the premises of the Developer without notice.

\* Total Infrastructure includes Medina Base Road and Park Improvements.

**City of San Antonio  
Ridge Stone - TIF Reinvestment Zone  
Summary Fact Sheet  
March 1, 2007**

Final Finance Plan

Site Area	40.587	Acres
Single Family Development	40.587	Acres

Base Value (2004) In City \$ 1,399,600

\*Average Single Family Home Price Per Home \$ 95,000

Project Year:

Phase I	2004	18	Single Family Homes
Phase II - 2A	2005	54	Single Family Homes
Phase III -2B, 2C and 3	2006	162	Single Family Homes
Phase IV	2007 - 2028		Medina Base Road Improvements
Total		<u>234</u>	

Experience of Housing Developer

Bigfish on Five, L.P.  
San Antonio, Texas

Business Entity is 100% owned by Turner Bowman. Bigfish Development have purchased and developed parcels of land and sells lots to homebuilders in the affordable housing market. Presently developing Meadow Way , a 90 lot subdivision on the north side of San Antonio.

Performance Bonds: Per Texas Government Code Chapter 2253

Payment Bonds: Per Texas Government Code Chapter 2253

Assumptions:	Captured Value	\$ 19,656,140	**
	Assessed Value Growth Factor	0.00%	
	Collection Rate	97.50%	
	Estimated Total TIF Revenues	\$ 2,211,763	
	Estimated TIF Life (12/16/2004 to 9/30/2024)	19.80	Years

\*Average single family home price provided by the Developer

\*\* Represents projected captured taxable value net of adjustments.

## Ridge Stone - Tax Increment Reinvestment Zone

### Sources and Uses

#### Sources of Funds

Total TIF Revenues	\$ 2,211,763
Developer Contribution	\$ 2,556,384
<b>Total Sources of Funds</b>	<b>\$ 4,768,147</b>

#### Uses of Funds

	Phase I	Phase II	Phase III	Phase IV	Total
	2004	2005	2006	2007-2024	Infrastructure Improvements
Begin Construction	18	54	162		234
Single Family Lots					
Site Work	\$ 21,750	\$ 19,162	\$ 23,375	\$ -	\$ 64,287
Streets	\$ 293,407	\$ 258,502	\$ 315,328	\$ -	\$ 867,237
Drainage /Retention	\$ 116,232	\$ 49,822	\$ 60,775	\$ -	\$ 226,829
Water	\$ 129,760	\$ 114,323	\$ 139,455	\$ -	\$ 383,538
Sewer	\$ 113,361	\$ 99,874	\$ 121,830	\$ -	\$ 335,065
Street Lights/Signs	\$ 13,050	\$ 11,497	\$ 14,025	\$ -	\$ 38,572
Electric	\$ 26,709	\$ 23,531	\$ 28,704	\$ -	\$ 78,944
Platting/Zoning Fees	\$ 10,655	\$ 8,942	\$ 10,412	\$ -	\$ 30,009
Storm Water Pollution Prevention	\$ 4,350	\$ 3,832	\$ 4,675	\$ -	\$ 12,857
Park Fee	\$ 6,111	\$ 5,128	\$ 5,971	\$ -	\$ 17,210
Drainage Fees	\$ -	\$ 16,800	\$ 16,800	\$ -	\$ 33,600
Offsite Drainage	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
Sewer/Water Impact Fees	\$ 121,278	\$ 101,762	\$ 118,490	\$ -	\$ 341,530
Medina Base Road Improvements	\$ -	\$ -	\$ -	\$ 750,515	\$ 750,515
<b>Hard Costs:</b>	\$ 856,663	\$ 773,175	\$ 859,840	\$ 750,515	\$ 3,240,193
Engineering/Surveying Fees	\$ 80,941	\$ 65,002	\$ 79,291	\$ -	\$ 225,234
Geotechnical	\$ 5,000	\$ 2,500	\$ 2,500	\$ -	\$ 10,000
Phase One Environmental	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
Contingency	\$ 34,267	\$ 46,391	\$ 51,591	\$ -	\$ 132,249
Construction Management	\$ 42,833	\$ 38,659	\$ 42,992	\$ -	\$ 124,484
Legal/Formation Expense	\$ 59,000	\$ -	\$ -	\$ -	\$ 59,000
<b>Soft Costs:</b>	\$ 225,041	\$ 152,552	\$ 176,374	\$ -	\$ 553,967
<b>Total Infrastructure</b>	<b>\$ 1,081,704</b>	<b>\$ 925,727</b>	<b>\$ 1,036,214</b>	<b>\$ 750,515</b>	<b>\$ 3,794,160</b>
<b>Total Infrastructure</b>	<b>\$ 3,794,160</b>				
<b>Financing Cost @ 4.54%</b>	<b>\$ 613,987</b>				
<b>Less Medina Base Rd Improvements</b>	<b>\$ 750,515</b>				
<b>Total Payments to Ridge Stone</b>	<b>\$ 3,657,632</b>				
<b>Total Admin. Expenses</b>	<b>\$ 360,000</b>				
<b>Total Uses of Funds**</b>	<b>\$ 4,768,147</b>				
<b>Project Financing Surplus (Shortage)</b>	<b>\$ -</b>				

\*Medina Base Rd improvements total expense will not be reimbursed to the Developer, but paid through the TIRZ Fund annually from FY 2008 -2024 in the amount of \$44,147.94 per year.

\*\*The Grand Total includes the Medina Base Rd improvements.

## Ridge Stone - TIF Reinvestment Zone

### Projected Tax Increment Revenue

Tax Year	Tax Increment Zone					City of San Antonio			Bexar County			Combined TIF Collections	Fiscal Year Ending
	Beginning Assessed Value	Annual Value of New Development	Adjustment to Captured Value	Projected Year-End Taxable Value	Projected Captured Taxable Value	Captured Taxable Value	Tax Rate Contribution*	Tax Increments	Captured Taxable Value	Tax Rate Contribution**	Tax Increments		
2004	1,399,600	-		1,399,600	-	-	0.520686	-	-	0.140760	-	-	2005
2005	1,399,600	1,188,400	(1,606,900)	2,588,000	(418,500)	(418,500)	0.520686	-	(418,500)	0.143151	-	-	2006
2006	2,588,000	6,375,560	(3,297,820)	8,963,560	4,266,140	7,563,960	0.520686	38,400	7,586,460	0.143151	10,589	48,989	2007
2007	8,963,560	15,390,000	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2008
2008	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2009
2009	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2010
2010	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2011
2011	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2012
2012	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2013
2013	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2014
2014	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2015
2015	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2016
2016	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2017
2017	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2018
2018	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2019
2019	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2020
2020	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2021
2021	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2022
2022	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2023
2023	24,353,560	-	(3,297,820)	24,353,560	19,656,140	19,656,140	0.520686	99,788	19,656,140	0.143151	27,434	127,222	2024
\$ 22,953,960						\$ 1,734,796			\$ 476,967			<u>2,211,763</u>	
Existing Annual Value Growth Factors													
Years					0.00%	Participation Level*			Participation Level**			50%	
Thereafter					0.00%	Tax Rate Growth Factor			Tax Rate Growth Factor			0.00%	
Combined Compound Growth Rate					0.00%	Tax Rate Collection Factor			Tax Rate Collection Factor			97.50%	

Notes:

\*City of San Antonio is participating at 90% of their tax rate.

\*\*Bexar County is participating at 50% of their Operation and Maintenance tax rate not the total tax rate



### Ridge Stone - TIF Reinvestment Zone Reimbursement for Public Improvements

	Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Expenses for Pub. Imp. Infrastructure	Admin. Exp.*	Interest on Deficit	TIF Fund Balance
1-Sep-05	2005	-	-	-	75,000	-	(75,000)
1-Sep-06	2006	-	-	-	15,000	(3,405)	(93,405)
1-Sep-07	2007	48,989	48,989	26,557	15,000	(4,241)	(90,214)
1-Sep-08	2008	127,222	176,211	102,343	15,000	(4,096)	(84,430)
1-Sep-09	2009	127,222	303,433	101,209	15,000	(3,833)	(77,250)
1-Sep-10	2010	127,222	430,655	101,030	15,000	(3,507)	(69,565)
1-Sep-11	2011	127,222	557,877	99,760	15,000	(3,158)	(60,261)
1-Sep-12	2012	127,222	685,099	99,444	15,000	(2,736)	(50,219)
1-Sep-13	2013	127,222	812,321	99,038	15,000	(2,280)	(39,315)
1-Sep-14	2014	127,222	939,543	109,541	15,000	(1,785)	(38,419)
1-Sep-15	2015	127,222	1,066,765	108,454	15,000	(1,744)	(36,395)
1-Sep-16	2016	127,222	1,193,987	108,276	15,000	(1,652)	(34,101)
1-Sep-17	2017	127,222	1,321,209	107,962	15,000	(1,548)	(31,388)
1-Sep-18	2018	127,222	1,448,431	107,511	15,000	(1,425)	(28,103)
1-Sep-19	2019	127,222	1,575,653	106,925	15,000	(1,276)	(24,081)
1-Sep-20	2020	127,222	1,702,875	107,202	15,000	(1,093)	(20,154)
1-Sep-21	2021	127,222	1,830,097	106,297	15,000	(915)	(15,145)
1-Sep-22	2022	127,222	1,957,319	106,257	15,000	(688)	(9,867)
1-Sep-23	2023	127,222	2,084,541	106,035	15,000	(448)	(4,128)
1-Sep-24	2024	127,222	2,211,763	106,631	15,000	(187)	1,276
		<u>\$ 2,211,763</u>		<u>\$ 1,810,470</u>	<u>\$ 360,000</u>	<u>\$ (40,017)</u>	

\* Annual Administrative Expenses from FY 2006 - FY 2024 includes a \$2,000 annual administrative expense for Bexar County.

**Ridge Stone - TIF Reinvestment Zone Combined  
Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	0.5785400	90%	0.520686	78.44%	\$ 1,734,796	\$ 3,739,938
Bexar County	0.2863010	50%	0.143151	21.56%	\$ 476,967	\$ 1,028,209
Total	0.8648410		0.663837	100.00%	\$ 2,211,763	\$ 4,768,147

## Ridge Stone - TIF Reinvestment Zone Projected New Value of Tax Increment

Tax Year	Phase I 2005	Phase II 2006	Phase III 2007	Phase IV 2008-2024	Total	Cumulative Total	Fiscal Year
2005	\$ 1,188,400				\$ 1,188,400	\$ 1,188,400	2006
2006		\$ 6,375,560			\$ 6,375,560	\$ 7,563,960	2007
2007			\$ 15,390,000		\$ 15,390,000	\$ 22,953,960	2008
2008				\$ -	\$ -	\$ 22,953,960	2009
2009					\$ -	\$ 22,953,960	2010
2010					\$ -	\$ 22,953,960	2011
2011					\$ -	\$ 22,953,960	2012
2012					\$ -	\$ 22,953,960	2013
2013					\$ -	\$ 22,953,960	2014
2014					\$ -	\$ 22,953,960	2015
2015					\$ -	\$ 22,953,960	2016
2016					\$ -	\$ 22,953,960	2017
2017					\$ -	\$ 22,953,960	2018
2018					\$ -	\$ 22,953,960	2019
2019					\$ -	\$ 22,953,960	2020
2020					\$ -	\$ 22,953,960	2021
2021					\$ -	\$ 22,953,960	2022
2022					\$ -	\$ 22,953,960	2023
2023					\$ -	\$ 22,953,960	2024
	<u>\$ 1,188,400</u>	<u>\$ 6,375,560</u>	<u>\$ 15,390,000</u>	<u>\$ -</u>	<u>\$ 22,953,960</u>		
					\$ -	Commercial New Value	
					\$ 22,953,960	Residential New Value	
					\$ -	Multi Family New Value	
					<u>\$ 22,953,960</u>	Total New Value	

**Ridge Stone - TIF Reinvestment Zone**

**Projected Uses of Tax Increment  
Construction Completed Cost**

Tax Year	Phase I 2004	Phase II 2005	Phase III 2006	Phase IV 2007-2028	Total
2003					\$ -
2004	\$ 1,081,704				\$ 1,081,704
2005		\$ 925,727			\$ 925,727
2006			\$ 1,036,214		\$ 1,036,214
2007				\$ 750,515	\$ 750,515
2008					\$ -
2009					\$ -
2010					\$ -
2011					\$ -
2012					\$ -
2013					\$ -
2014					\$ -
2015					\$ -
2016					\$ -
2017					\$ -
2018					\$ -
2019					\$ -
2020					\$ -
2021					\$ -
2022					\$ -
2023					\$ -
	<u>\$ 1,081,704</u>	<u>\$ 925,727</u>	<u>\$ 1,036,214</u>	<u>\$ 750,515</u>	<u>\$ 3,794,160</u>

## Ridge Stone - TIF Reinvestment Zone

### Projected Tax Increment Revenue

#### Principal and Interest Requirements

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
03/01/01	-	-	-	-	-
09/01/01	-	4.54%	-	-	-
03/01/02	-	-	-	-	-
09/01/02	-	4.54%	-	-	-
03/01/03	-	-	-	-	-
09/01/03	-	4.54%	-	-	-
03/01/04	-	-	-	-	-
09/01/04	-	4.54%	-	-	-
03/01/05	-	-	-	-	-
09/01/05	-	4.54%	-	-	-
03/01/06	-	-	-	-	-
09/01/06	-	4.54%	-	-	-
03/01/07	-	-	4,529	4,529	-
09/01/07	17,500	4.54%	4,529	22,029	26,557
03/01/08	-	-	27,671	27,671	-
09/01/08	47,000	4.54%	27,671	74,671	102,343
03/01/09	-	-	26,604	26,604	-
09/01/09	48,000	4.54%	26,604	74,604	101,209
03/01/10	-	-	25,515	25,515	-
09/01/10	50,000	4.54%	25,515	75,515	101,030
03/01/11	-	-	24,380	24,380	-
09/01/11	51,000	4.54%	24,380	75,380	99,760
03/01/12	-	-	23,222	23,222	-
09/01/12	53,000	4.54%	23,222	76,222	99,444
03/01/13	-	-	22,019	22,019	-
09/01/13	55,000	4.54%	22,019	77,019	99,038
03/01/14	-	-	20,771	20,771	-
09/01/14	68,000	4.54%	20,771	88,771	109,541
03/01/15	-	-	19,227	19,227	-
09/01/15	70,000	4.54%	19,227	89,227	108,454
03/01/16	-	-	17,638	17,638	-
09/01/16	73,000	4.54%	17,638	90,638	108,276
03/01/17	-	-	15,981	15,981	-
09/01/17	76,000	4.54%	15,981	91,981	107,962
03/01/18	-	-	14,256	14,256	-
09/01/18	79,000	4.54%	14,256	93,256	107,511
03/01/19	-	-	12,462	12,462	-
09/01/19	82,000	4.54%	12,462	94,462	106,925
03/01/20	-	-	10,601	10,601	-
09/01/20	86,000	4.54%	10,601	96,601	107,202
03/01/21	-	-	8,649	8,649	-
09/01/21	89,000	4.54%	8,649	97,649	106,297
03/01/22	-	-	6,628	6,628	-
09/01/22	93,000	4.54%	6,628	99,628	106,257
03/01/23	-	-	4,517	4,517	-
09/01/23	97,000	4.54%	4,517	101,517	106,035
03/01/24	-	-	2,315	2,315	-
09/01/24	102,000	4.54%	2,315	104,315	106,631
	<u>1,236,500</u>		<u>573,970</u>	<u>1,810,470</u>	<u>1,810,470</u>

**Ridge Stone - TIF Reinvestment Zone**  
**List of Universal Design Non-compliant Accounts**

	Account Number
1	160010020030
2	160010020040
3	160010020090
4	160010020120
5	160010020140
6	160010020150
7	160010020160
8	160010020180
9	160010020190
10	160010020200
11	160010020210
12	160010030010
13	160010030030
14	160010030070
15	160010030110
16	160010030130
17	160010030140
18	160010030150
19	160010030180
20	160010030200
21	160010030250
22	160010040020
23	160010040030
24	160010040040
25	160010040050
26	160010040060
27	160010040070
28	160010040080
29	160010040100
30	160010040180
31	160010040200